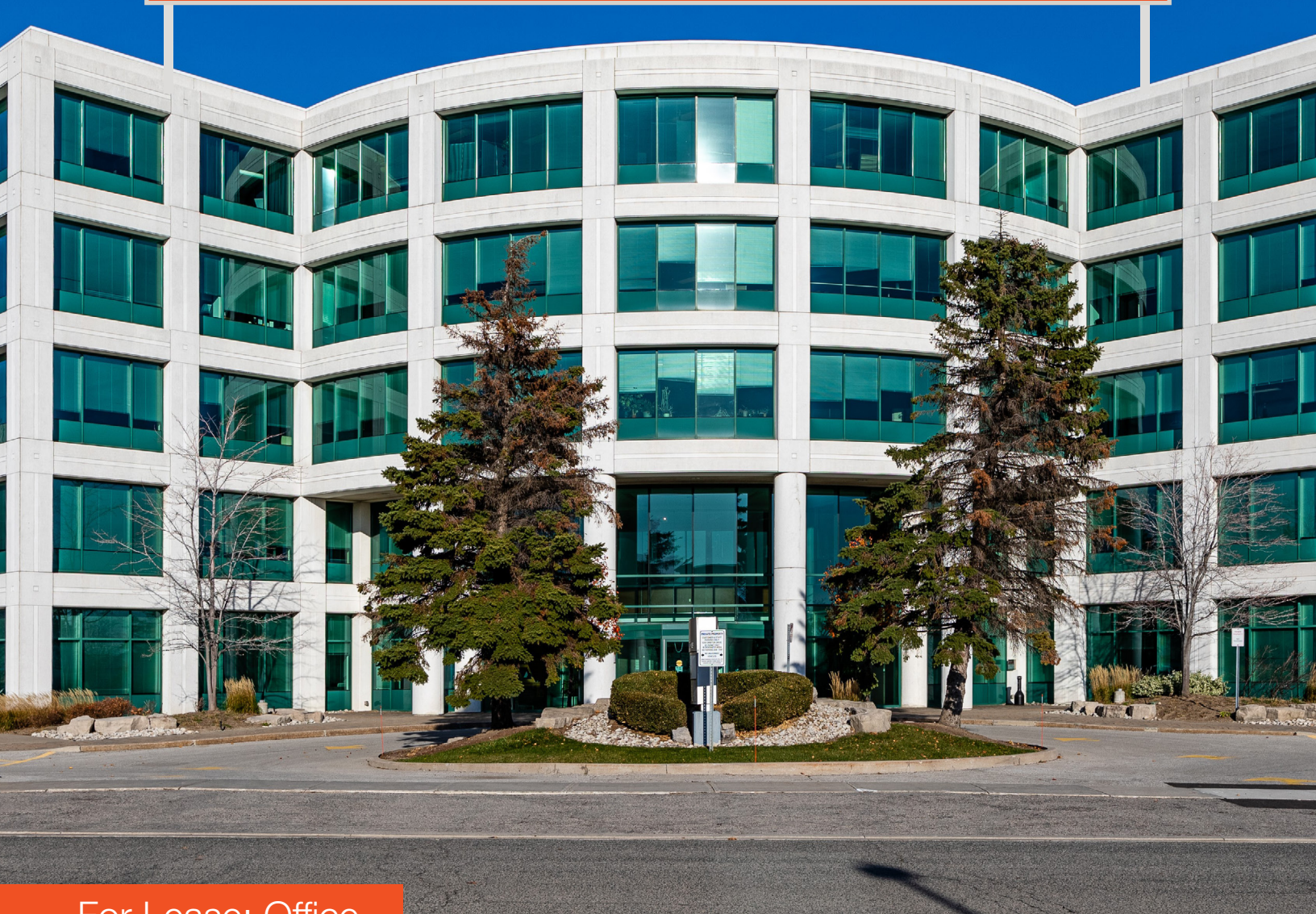


**BUILDING SIGNAGE AVAILABLE
FOR FULL FLOOR TENANT**



For Lease: Office

5255 Orbitor Drive

Mississauga, ON

Model Suites Available
June 1st

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020



5255 Orbitor Drive

Class "A", 5 storey 96,545 RSF office building located in the Airport Corporate Centre, between Orbitor Drive and Explorer Drive.



Available Space

Suite 100: 7,978 SF
(Furnished Suite)

Suite 300: 20,931 SF
(Built-out)

Suite 502: 6,041 SF
(Model Suite)

Suite 503: 4,216 SF
(Model Suite)



Availability

Suite 100: June 1, 2025

Suite 300: Immediate

Suite 502/503: June 1, 2025



Term

5 or 10 Years



Net Rent

\$15.00 PSF

Additional Rent (2025 Est.)

\$18.43 PSF

Gross Rent

\$33.43 PSF

Tenant Improvement Allowance

Negotiable

Parking

- 4 stalls per 1,000 SF leased free surface parking

Property Highlights

- 2 storey atrium with "look through" lobby
- Large efficient floorplate
- HVAC: Central system with compartmental air handling units on each floor with V.A.V distribution
- Security: CCTV Camera System and offsite alarm response; Proximity Card System for after hours access
- Advanced fibre optics and copper backbone infrastructure
- Close proximity to all Airport Corporate Centre amenities and new rapid bus transit system

Lennard:

Jim O'Reilly*, Partner
905.247.9230 • joreilly@lennard.com

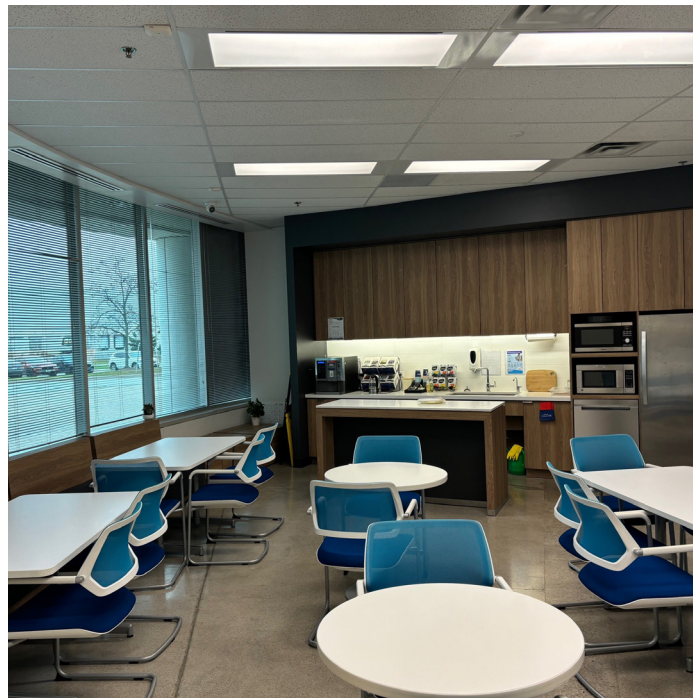
*Sales Representative

Brian Lynett*, Partner
905.247.9222 • blynett@lennard.com

lennard.com

5255 Orbitor Drive

Suite 100
(Furniture Included)



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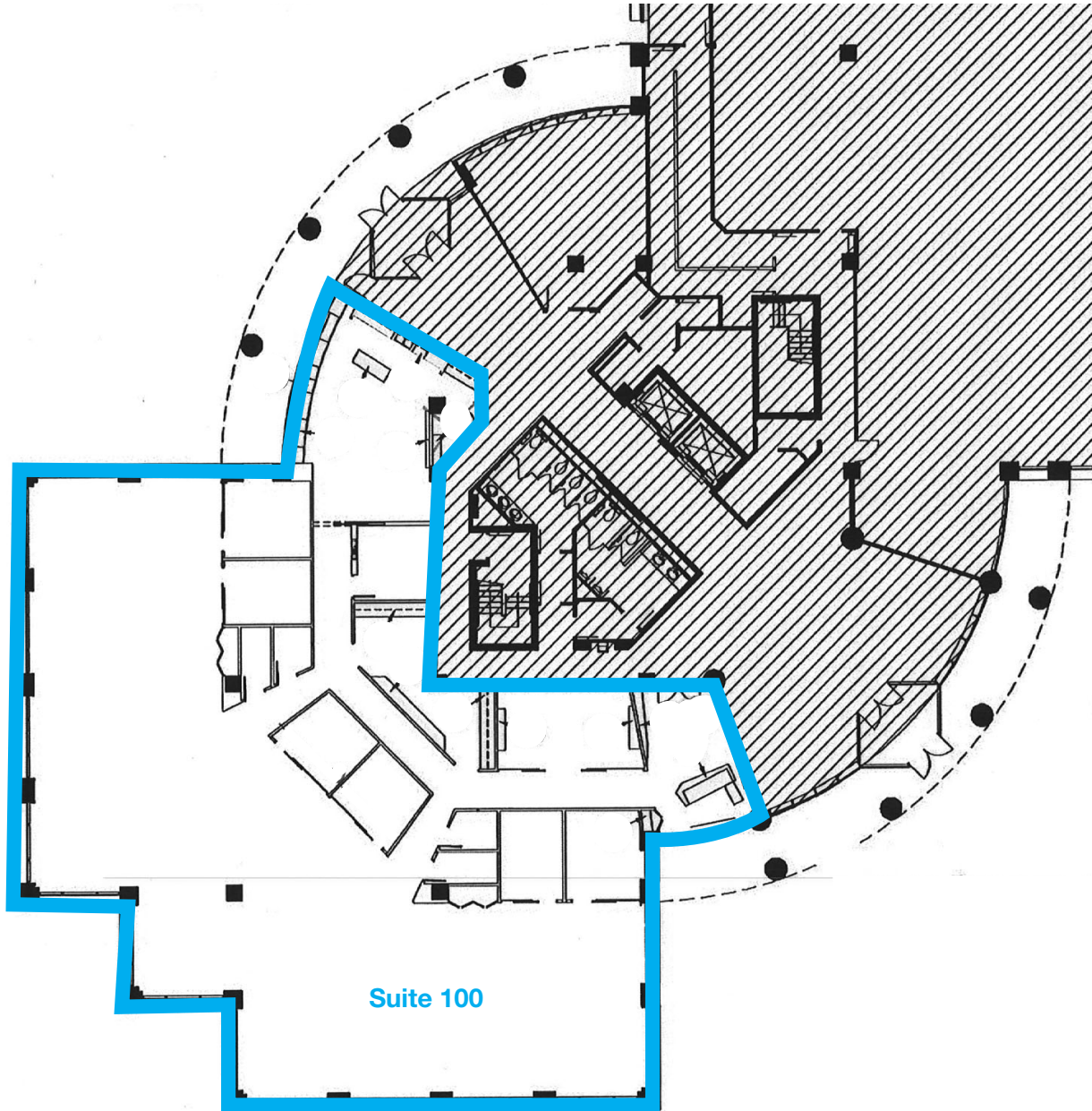
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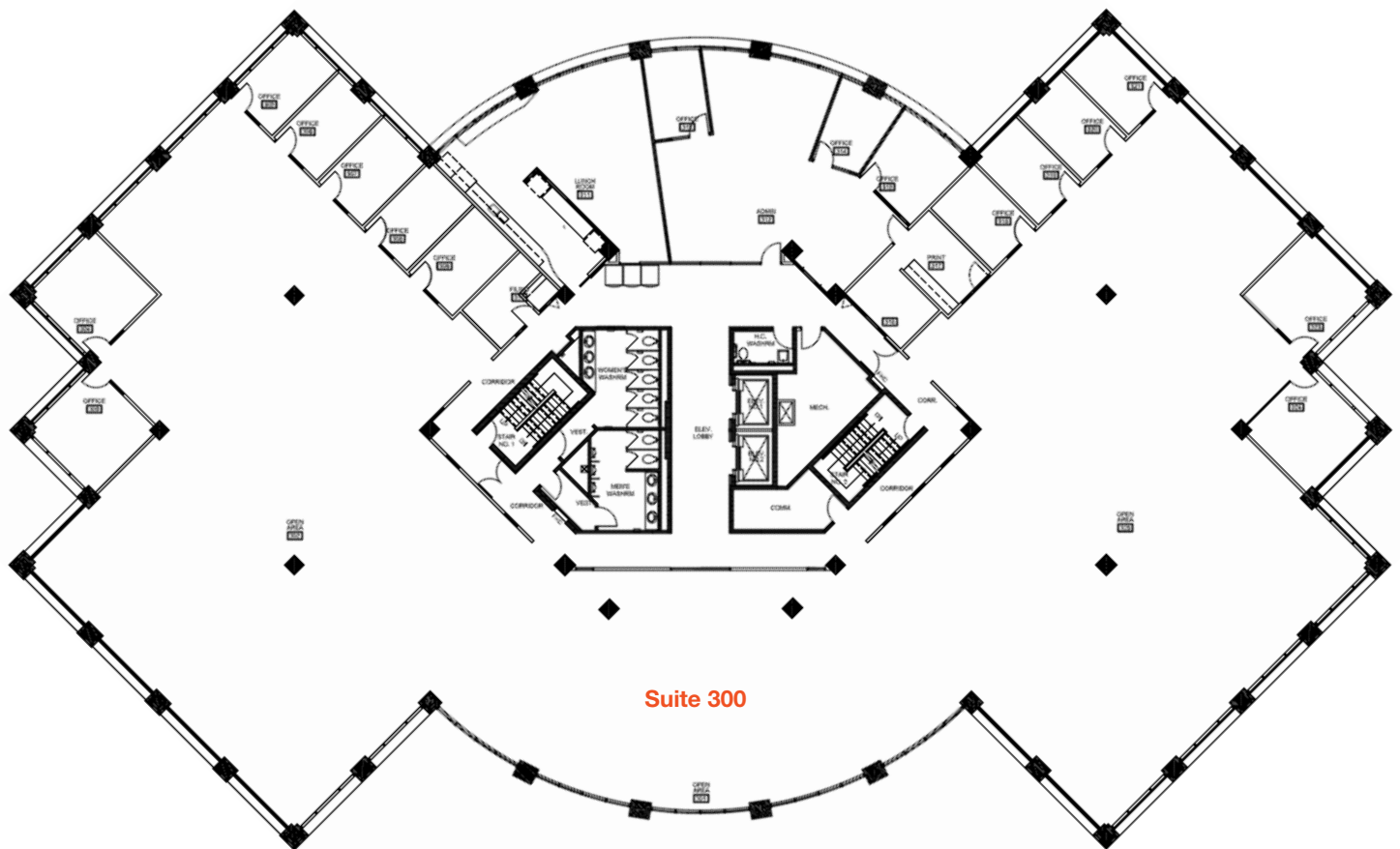
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5255 Orbitor Drive

Suite 300: 20,931 SF



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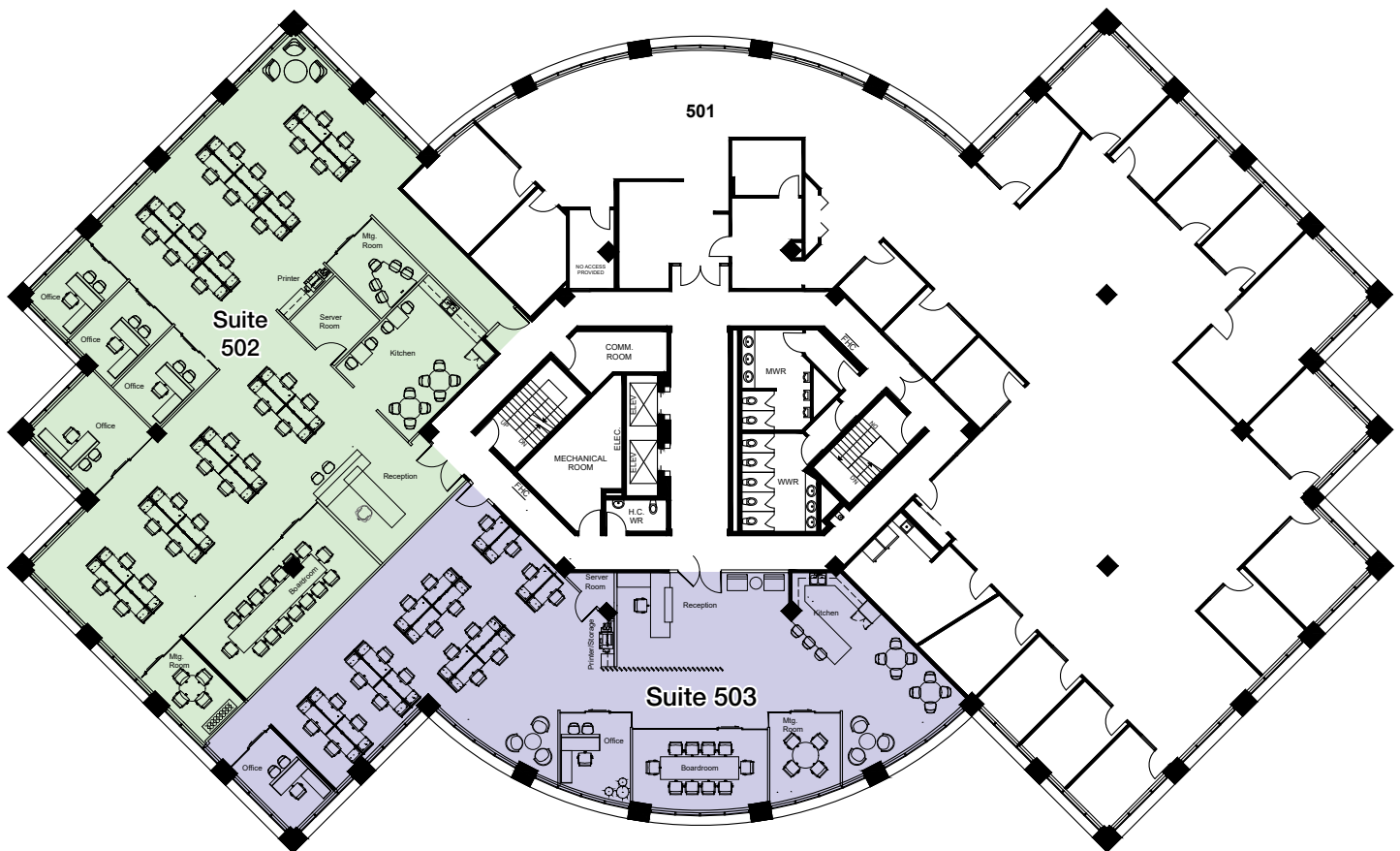
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5255 Orbitor Drive

■ Suite 502: 6,041 SF

■ Suite 503: 4,211 SF



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*Sales Representative

5255 Orbitor Drive

Mississauga Transitway



mi WAY

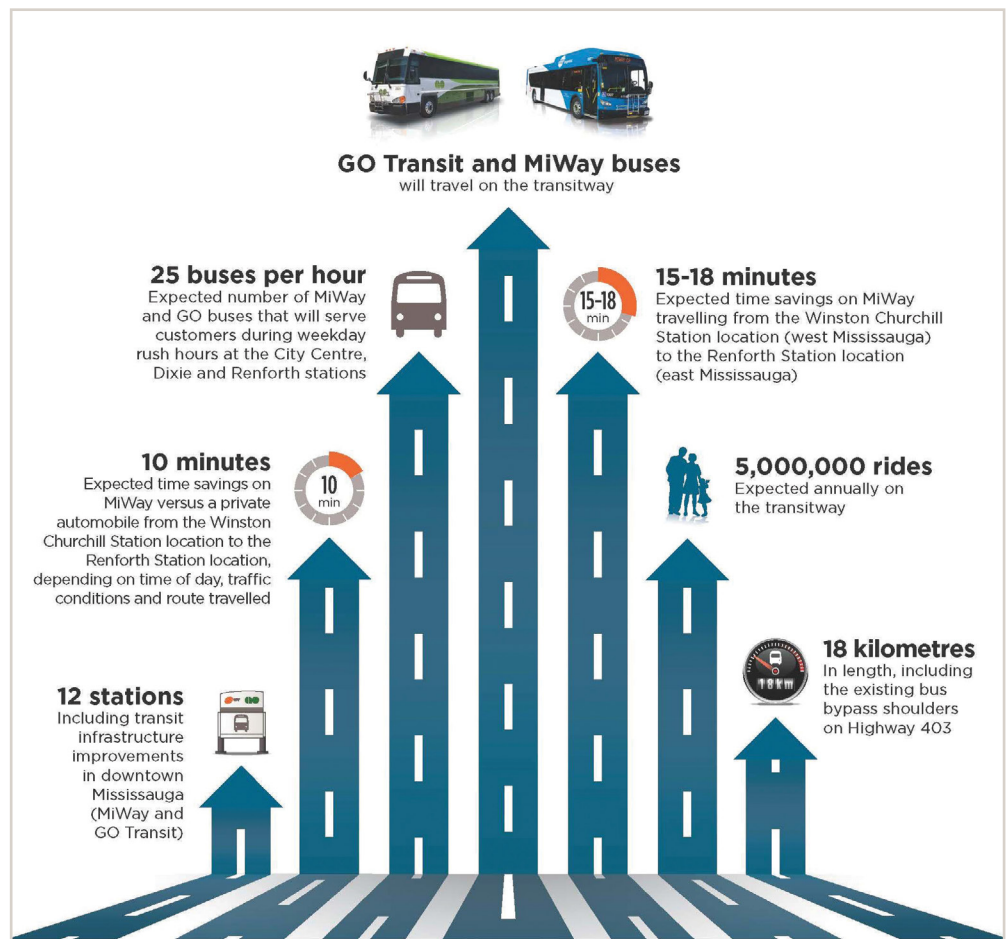
Mississauga Transitway

Effective May 1, 2017

- Transitway Station
- Parking
- Mississauga Transitway
- MiExpress Route All Day Service
- MiExpress Route AM/PM Rush Hour Service
- MiExpress Route
- MiLocal Route



Image source: MiWay, mississauga.ca/portal/miway



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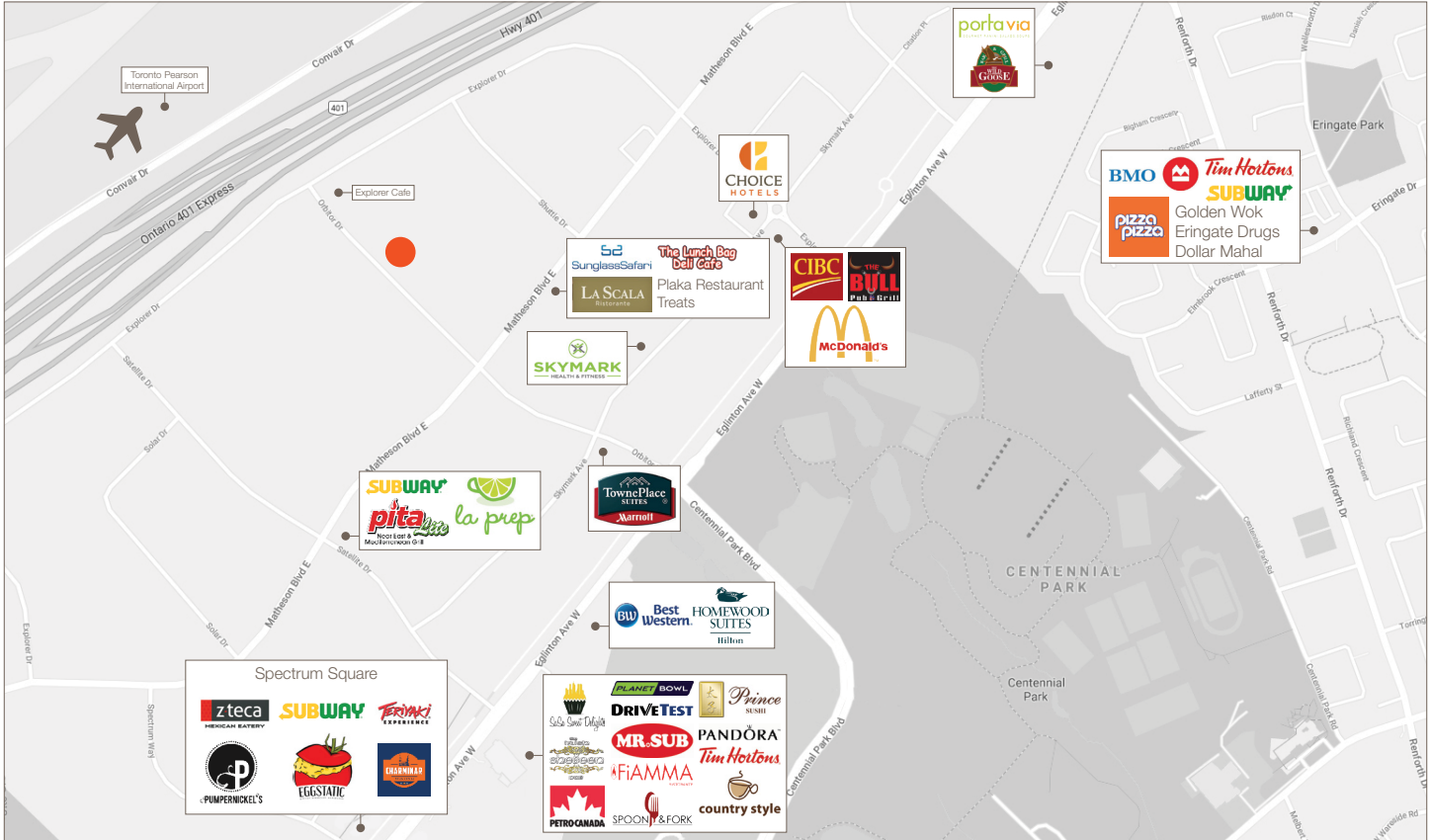
lennard.com

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5255 Orbitor Drive

Amenities Map

Property Location - 5255 Orbitor Drive



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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